



AN ORDINANCE BY:

04-O-1805

**COUNCILMEMBER IVORY LEE YOUNG, JR.
COUNCILMEMBER FELICIA A. MOORE**

AS AMENDED BY ZONING COMMITTEE

AUTHORIZING THE IMPOSING OF INTERIM DEVELOPMENT CONTROLS ON THE ACCEPTANCE OF BUILDING PERMITS FOR DUPLEXES ON VACANT R-5 PROPERTY IN CERTAIN NEIGHBORHOOD PLANNING UNITS IN COUNCIL DISTRICT 3 AND COUNCIL DISTRICT 9 FOR A PERIOD NOT TO EXCEED SIX MONTHS OR UNTIL APPROVAL OF FINANALIZED RECOMMENTATIONS FOR ZONING CHANGES; AND FOR OTHER PURPOSES.

WHEREAS, there are numerous parcels of undeveloped land within Council District 3 and Council District 9 that are zoned R-5, a classification which permits the construction of duplexes; and

WHEREAS, many of the undeveloped R-5 parcels are located in neighborhoods which are predominately single-family; and

WHEREAS, there is an increasing demand for new housing construction and development in the City of Atlanta; and

WHEREAS, the residents of Neighborhood Planning Units C, D, G, H, I, J, K, L, M and T, which are wholly or partially located in Council District 3 and Council District 9 have expressed concern over the effects of the construction of new duplexes in single-family neighborhoods; and

WHEREAS, a survey and inventory of the vacant R-5 parcels is necessary to explore the feasibility of rezoning of all or part of certain single family neighborhoods which are now zoned R-5 to R-4; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City of Atlanta that all reasonable efforts be made to encourage and support the preservation and development of single family neighborhoods; and

WHEREAS, it is consistent with the goals of the Comprehensive Development Plan and the intent of this ordinance that those vacant R-5 parcels, which currently allow the construction of duplexes only be developed with single-family residences until such time as the survey and inventory of the vacant R-5 parcels in Council District 3 and Council District 9 is completed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:



SECTION 1: That interim development controls shall be placed on the acceptance of building permits for the construction of duplexes on vacant R-5 parcels in Council District 3 and Council District 9 for a period not to exceed six months after the effective date of this ordinance. The interim development controls are imposed for the purpose of finalizing recommendations resulting from the survey and inventory of the vacant R-5 parcels to explore the feasibility of rezoning to R-4, in Neighborhood Planning Units C, D, G, H, I, J, K, L, M and T, which are wholly or partially located in Council District 3 and Council District 9 which are now zoned R-5.

SECTION 2: That the boundaries of Council District 3 and Council District 9 as set forth in the City Charter shall describe the area to which these interim development controls applies.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk, CMC

ADOPTED as amended by Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

October 18, 2004

October 27, 2004

RCS# 6188
10/18/04
6:47 PM

Atlanta City Council

Regular Session

04-O-1805

INTERIM DEV CNTRLS ISSUANCE BLDG PERMITS
DUPLEXES VACANT PROP R-5 D-3 & D-9 6MOS
ADOPT AS AMEND

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	NV Fauver	NV Martin	Y Norwood
Y Young	Y Shook	B Maddox	Y Willis
NV Winslow	Y Muller	Y Sheperd	NV Borders

04-O-1805

04-0-1805
(Do Not Write Above This Line)

AN ORDINANCE BY:

COUNCILMEMBER IVORY LEE YOUNG, JR.
COUNCILMEMBER FELICIA MOORE

AUTHORIZING THE MAYOR OR HER DESIGNEE TO IMPOSE A MORATORIUM ON THE ISSUANCE OF BUILDING PERMITS FOR DUPLEXES ON VACANT R-5 PROPERTY IN CERTAIN NEIGHBORHOOD PLANNING UNITS IN COUNCIL DISTRICT 3 AND COUNCIL DISTRICT 9 FOR A PERIOD NOT TO EXCEED SIX MONTHS FROM APPROVAL TO FINANALIZE RECOMMENTATIONS FOR ZONING CHANGES; AND FOR OTHER PURPOSES.

ADOPTED BY

OCT 1 8 2004

AS COUNCIL AS AMENDED

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred 10/04/04

Referred To: Young

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
 Date _____
 Chair _____
 Referred To _____

Committee

Date 5/20/04

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

- FINAL COUNCIL ACTION**
- 2nd
 - 1st & 2nd
 - 3rd
 - Consent
 - V Vote
 - RC Vote

CERTIFIED

PREPARED

OCT 1 8 2004

ATLANTA CITY CLERK

[Signature]

MAYOR'S ACTION

APPROVED

OCT 27 2004

WITHOUT SIGNATURE
BY OPERATIONAL